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GREENWOOD COUNTY SC
CHASTITY COPELAND, COUNTY CLERK
October 5, 2026 03:33:25 PM
DEED
County: $6.05 $15.00
State: $14.30
BOOK: 1668 PGS: 336 - 341

Donnan & Morton, P.A.
4 Arborland Way
Greenville, SC 29615

NO TITLE EXAMINATION

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVWOOD)

TITLE TO REAL ESTATE
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **BN2019 LLC** in consideration of **Five Thousand, Two Hundred Ninety and 00/100 ($5,290.00) Dollars**, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto: **T4D Property Group LLC, its** successors and assigns, forever:

All that certain piece, parcel or lot, situate, lying and being in the County of Greenwood, State of South Carolina, and being shown and designated as Lot No. 64, Phase I, of Patriot Plantation as shown on the plat prepared by Davis & Floyd Engineering Co., Inc. dated February 26, 2003, recorded in Plat Book 119 at Page 64 in the Office of the Clerk of Court for Greenwood County. Said plat was revised on October 16, 2003, last revised September 8, 2004 and entered for record in Plat Book 123 at Page 107 in the Office of the Clerk of Court for Greenwood County. Reference is made to the aforesaid plats for a more full and accurate description.

THIS being a portion of the same property conveyed to BN2019 LLC by virtue of a deed from Bering North LLC f/b/o WSFS as Cust. For Bering North/Firstrust Bank, dated May 13, 2026 and recorded in the Office of the Clerk of Court for Greenwood County, in Deed Book 1664, Page 2530, on May 13, 2026.

THIS conveyance is made subject to all restrictions, easements, rights of way, setback lines, roadways, and zoning ordinances, if any, of record on the recorded plat(s), or on the premises affecting said property.

Tax Map Number: **7815-491-795**

Grantee Address: **2000 Winding Creek Way, Denton, TX 76208**

Property Address: **114 Polo Court, Ninety Six, SC 29666**

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever.

Witness the grantor's(s') hand(s) and seal(s) this 28 day of September, 2026.

SIGNED, sealed and delivered in the presence of:

Witness #1 Signature

Notary as Witness #2 Signature

BN2019 LLC

By: _____

George Rodnikov, Manager and Authorized Agent

STATE OF SC)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 28 day of SEPT, 2026 by George Rodnikov, as Manager and Authorized Agent of BN2019 LLC.

Sworn to and subscribed before me
this 28 day of SEPT, 2026.

Notary Public for SC
My Commission Expires: 15 JUNE 2031

PHIL FEDORUK
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 10, 2031
SOUTH CAROLINA

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is located at 114 Polo Court, Ninety Six, SC 29666 bearing Greenwood County Tax Map Number 7815-491-795, was transferred by BN2019 LLC to T4D Property Group LLC on Sept. 28, 2026.

3. Check one of the following: The deed is

(a) __X__ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.

(c) _____ exempt from the deed recording fee because (See Information section of affidavit): _____.

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

(a) __X__ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $5,290.00.

(b) _____ The fee is computed on the fair market value of the realty which is _____.

(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No __X__ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

(a)	Place the amount listed in item 4 above here:	$5,290.00
(b)	Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	$0.00
(c)	Subtract Line 6(b) from Line 6(a) and place result here:	$5,290.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $20.35.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Seller's Attorney.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Responsible Person Connected with the Transaction

Gregory A. Morton, Seller's Attorney

SWORN to and subscribed before me
this 28 day of Sept., 2026

Notary Public for South Carolina
My Commission Expires: 12/20/2026



INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer). Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

(1) Transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;

(2) Transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;

(3) That are otherwise exempted under the laws and Constitution of this State or of the United States;

(4) Transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);

(5) Transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;

(6) Transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;

(7) That constitute a contract for the sale of timber to be cut;

(8) Transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;

(9) Transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);

(10) Transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;

(11) Transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;

(12) That constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;

(13) Transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;

(14) Transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and

(15) Transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Real Property Disclosure and Release

Buyer: T4D Property Group (hereafter Buyer)

Seller: BN2019 LLC (hereafter Seller)

Property Address/Description: 114 Polo Ct., Niney Six, SC

The office of Donnan & Morton, PA, and Greg Morton, attorney, are serving solely as counsel to the Seller in this matter. The Buyer understands and agrees that Buyer has not retained Donnan & Morton, PA as counsel in this matter. There is no attorney-client relationship between Buyer and Donnan & Morton, PA and/or Greg Morton. Buyer agrees and acknowledges Buyer was notified by the auction documents that Buyer should consult an attorney of Buyer's choosing prior to bidding on tax sale properties.

As disclosed in the auction bidding package, the undersigned Buyer hereby acknowledges and affirms that the real property previously bid on by Buyer, and being purchased from Seller, was acquired by the Seller from the county tax collector, treasurer, or authorized county personnel, as a result of the annual delinquent tax sale by the County. As also disclosed in the auction bidding package, the property is being conveyed from the Seller via a Quitclaim deed. **There has been no title search performed on the real property, and title insurance is not being offered on this transaction.**

The undersigned Buyer hereby agrees and affirms that it was Buyer's responsibility to conduct Buyer's due diligence and investigation regarding tax sale properties prior to bidding on the property and prior to closing the sale as set forth in the sales contract. The Buyer agrees it had ample opportunity to conduct all investigation and due diligence it desired to conduct, including the ability to contact and discuss this matter with an attorney of Buyer's choice, prior to bidding on the property. The undersigned hereby verifies that Buyer did not consult with nor receive legal advice from Greg Morton or Donnan & Morton, PA, prior to bidding on the property nor prior to concluding the purchase of the property. Buyer hereby releases and discharges Greg Morton and Donnan & Morton, PA, from any and all claims and causes of action arising from or related to Buyer's evaluating, bidding on, and purchasing and paying for real property previously sold at the annual county tax sale. In other words, Buyer's decision to bid on and purchase tax sale property was solely that of